

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5556

AN ORDINANCE authorizing and providing for the acquisition of interests in land for the purpose of adding bike lanes and sidewalks on both sides of SE 16<sup>th</sup> Street between 145<sup>th</sup> Avenue SE and 148<sup>th</sup> Avenue SE, burying existing overhead utilities between 143<sup>rd</sup> Avenue SE and 146<sup>th</sup> Avenue SE, improving the intersection at SE 16<sup>th</sup> Street and 145<sup>th</sup> Place SE and widening SE 16<sup>th</sup> Street between 145<sup>th</sup> Place SE and the east entrance to the shopping center on the north side, as a part of CIP Plan No. PW-R-118, SE 16<sup>th</sup> Street Improvements, within the City of Bellevue; providing for condemnation, appropriation, taking and damaging of land and property rights necessary therefore; providing for the cost thereof and directing the initiation of appropriate proceedings in the manner provided by law for said condemnation.

WHEREAS, on December 9, 2002, the City Council adopted the 2003-2009 CIP, which included CIP Plan No. PW-R-118, SE 16<sup>th</sup> Street Improvements, including adding bike lanes and sidewalks on both sides of SE 16<sup>th</sup> Street between 145<sup>th</sup> Avenue SE and 148<sup>th</sup> Avenue SE, burying existing overhead utilities between 143<sup>rd</sup> Avenue SE and 146<sup>th</sup> Avenue SE, improving the intersection at SE 16<sup>th</sup> Street and 145<sup>th</sup> Place SE and widening SE 16<sup>th</sup> Street between 145<sup>th</sup> Place SE and the east entrance to the shopping center on the north side, as a part of CIP Plan No. PW-R-118, SE 16<sup>th</sup> Street Improvements, within the City of Bellevue ("Project"); and

WHEREAS, the City Council has found that the public health, safety, necessity and convenience demand that said Project be undertaken and that in order to carry out the Project it is necessary at this time for the City to acquire interests and rights to the properties described herein; and

WHEREAS, the City Council finds and declares it necessary and in the best interest of the public that interests in the land and property rights hereinafter described be condemned, appropriated, taken and damaged for public use, subject to the making or paying of just compensation to the owners thereof in the manner provided by law; now therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The land and property rights within the City of Bellevue, King County, Washington, described in the attached Exhibit "A", necessary for public road purposes, are hereby condemned, appropriated, taken and damaged for such public purposes, subject to making or paying just compensation to the owners thereof in the manner provided by law.



ORIGINAL

Section 2. The cost and expense of acquiring said property rights shall be paid for from the Capital Investment Plan No. PW-R-118, SE 16<sup>th</sup> Street Improvements Project, or from other monies the City may have available or may obtain therefore. The Director of the Transportation Department or his designee is hereby authorized to negotiate with and make offers to the owners of said land or property for the purposes of making or paying just compensation, and to approve the payment of just compensation as negotiated with said owners or as ordered by the Court.

Section 3. The City Attorney is hereby authorized and directed to undertake proceedings provided by law to condemn, appropriate, take and damage the land and property necessary to carry out the provisions of this ordinance. The City Attorney is further authorized to approve and enter into any and all such agreements, stipulations, and orders necessary to carry out the provisions of this ordinance, including for the payment of just compensation as agreed to with the property owners, or as ordered by the Court.

Section 4. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 1<sup>st</sup> day of November, 2004,  
and signed in authentication of its passage this 1<sup>st</sup> day of November, 2004.

(SEAL)

Connie B. Marshall  
Connie B. Marshall, Mayor

Approved as to form:

Lori M. Riordan, Acting City Attorney

Marilyn K. Nitteberg  
Marilyn K. Nitteberg, Assistant City Attorney

Attest:

Myrna L. Basich  
Myrna L. Basich, City Clerk

Published November 5, 2004



## **EXHIBIT “A” – LEGAL DESCRIPTIONS**

**Parcel 4738**  
Permanent Sidewalk Easement

That portion of Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Beginning** at the intersection of the northerly margin of Southeast 16th Street (60.00 feet right of way), with the westerly margin of 145th Place Southeast (60.00 feet right of way), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence southwesterly along said northerly margin with a curve, the center of which bears South 33°35'47" East 602.96 feet, through a central angle of 4°05'10", subtended by an arc length of 43.00 feet;

Thence leaving said northerly margin North 15°01'24" East 69.06 feet to the westerly margin of 145th Place Southeast;

Thence along said westerly margin South 22°14'50" East 45.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 930 square feet.

01160row.doc  
883890-0075

**Parcel 4738**  
Temporary Construction Easement

That portion of Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the northerly margin of Southeast 16th Street (60.00 feet right of way), with the westerly margin of 145th Place Southeast (60.00 feet right of way), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence southwesterly along said northerly margin with a curve, the center of which bears South 33°35'47" East 602.96 feet, through a central angle of 4°05'10", subtended by an arc length of 43.00 feet to the **Point of Beginning**;

Thence leaving said northerly margin North 22°14'50" West 30.00 feet;

Thence perpendicular North 67°45'10" East 22.83 feet;

Thence South 15°01'24" West 37.70 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 342 square feet.

01160row.doc  
883890-0075

**Parcel 4740**  
**Permanent Sidewalk Easement**

That portion of the South half of the Southeast quarter of the Southwest quarter of the Northeast quarter of Section 3, Township 24 North, Range 5 East of the Willamette Meridian in King County Washington, together with Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the northerly margin of Southeast 16th Street (60.00 feet right of way), with the easterly margin of 145th Place Southeast (60.00 feet right of way), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along said easterly margin North 22°14'50" West 47.34 feet;

Thence leaving said easterly margin perpendicular North 67°45'10" East 3.50 feet to the **Point of Beginning**;

Thence continuing North 67°45'10" East 3.50 feet;

Thence parallel with the easterly margin of 145th Place Southeast South 22°14'50" East 10.00 feet;

Thence South 71°19'19" East 30.01 feet to a point in the northerly line of that certain Easement recorded under file number 20011009000562, said point also being 15.50 feet northerly of, as measured radially to, the original northerly margin of Southeast 16th Street;

Thence northwesterly along the northerly line of said Easement with a curve, the center of which bears North 24°56'00" West 25.00 feet, through a central angle of 92°41'10", subtended by an arc length of 40.44 feet to a point of tangency being 3.50 feet easterly of, as measured at right angles to, the easterly margin of 145th Place Southeast;

Thence continuing with said Easement line and parallel with said easterly margin North 22°14'50" West 4.68 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 193 square feet.

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032405-9064

**Parcel 4740**  
**Temporary Construction Easement**

That portion of the South half of the Southeast quarter of the Southwest quarter of the Northeast quarter of Section 3, Township 24 North, Range 5 East of the Willamette Meridian in King County Washington, together with Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the northerly margin of Southeast 16th Street (60.00 feet right of way), with the easterly margin of 145th Place Southeast (60.00 feet right of way), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along said easterly margin North 22°14'50" West 47.34 feet;

Thence leaving said easterly margin perpendicular North 67°45'10" East 7.00 feet to the **Point of Beginning**;

Thence continuing North 67°45'10" East 5.00 feet;

Thence parallel with the easterly margin of 145th Place Southeast South 22°14'50" East 7.72 feet;

Thence South 71°19'19" East 11.31 feet to a point being 30.50 feet northerly of, as measured radially to, the original northerly margin of Southeast 16th Street;

Thence concentric with said original northerly margin along a curve, the center of which bears South 25°41'48" East 633.46 feet, through a central angle of 8°28'04", subtended by an arc length of 93.62 feet;

Thence North 1°10'33" East 16.90 feet;

Thence perpendicular South 88°49'27" East 175.00 feet;

Thence perpendicular South 1°10'33" West 10.00 feet;

Thence perpendicular South 88°49'27" East 170.54 feet;

Thence parallel with the east line of the South half of the Southeast quarter of the Southwest quarter of the Northeast quarter of said Section 3 North 1°41'11" East 18.50 feet;

Thence South 88°49'27" East 15.00 feet;

Thence parallel with said east line South 1°41'11" West 18.50 feet;

Thence South 88°49'27" East 15.00 feet to the east line of the South half of the Southeast quarter of the Southwest quarter of the Northeast quarter of said Section 3;

Thence along said east line South 1°41'11" West 1.50 feet to the northerly line of that certain Easement recorded under file number 20011009000562, also being 3.50 feet northerly of, as measured at right angles to, the north margin of Southeast 16th Street;

Thence along the northerly line of said Easement and parallel with the north margin of Southeast 16th Street North 88°49'27" West 175.52 feet to a point of curvature of a 606.46 radius curve to the left;

Thence southwesterly along said curve, through a central angle of 8°03'44", subtended by an arc length of 85.34 feet;

Thence South 88°33'30" West 76.66 feet to a point being 15.50 feet northerly of, as measured radially to, the original northerly margin of Southeast 16th Street;

Thence concentric with said original northerly margin along a curve, the center of which bears South 13°58'28" East 618.46 feet, through a central angle of 10°57'32", subtended by an arc length of 118.29 feet;

Thence North 71°19'19" West 30.01 feet to a point being 7.00 feet easterly of, as measured at right angles to, the easterly margin of 145th Place Southeast;;

Thence parallel with said easterly margin North 22°14'50" West 10.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 5,370 square feet.

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032405-9064



**Parcel 4744**  
Permanent Sidewalk Easement

That portion of Lot 8, Block 15, EASTGATE HILLS EVERGREEN ADDITION, according to the plat thereof recorded in Volume 55, pages 49-51, in King County, Washington, described as follows:

**Beginning** at the Southwest corner of Lot 8 as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the west line thereof North 1°41'43" East 15.00 feet;

Thence leaving said west line South 43°33'52" East 21.12 feet to a point in the south line of Lot 8 being South 88°49'27" East 15.00 feet from the Southwest corner thereof as measured along said south line;

Thence along said south line North 88°49'27" West 15.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 112 square feet.

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220710-0935

**Parcel 4744**  
Temporary Construction Easement

That portion of Lot 8, Block 15, EASTGATE HILLS EVERGREEN ADDITION, according to the plat thereof recorded in Volume 55, pages 49-51, in King County, Washington, described as follows:

**Commencing** at the Southwest corner of Lot 8 as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof South 88°49'27" East 15.00 feet to the **Point of Beginning**;

Thence leaving said south line North 43°33'52" West 7.04 feet to a point being 5.00 feet northerly of, as measured at right angles to, the south line of Lot 8;

Thence parallel with the south line of Lot 8 South 88°49'27" East 58.58 feet;

Thence parallel with the east line of Lot 8 North 1°39'06" East 15.00 feet;

Thence parallel with the south line of Lot 8 South 88°49'27" East 25.00 feet;

Thence parallel with the east line of Lot 8 South 1°39'06" West 15.00 feet;

Thence parallel with the south line of Lot 8 South 88°49'27" East 40.00 feet to the east line of Lot 8;

Thence along said east line South 1°39'06" West 5.00 feet to the Southeast corner of Lot 8;

Thence along the south line thereof North 88°49'27" West 118.59 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 980 square feet.

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220710-0935

**Parcel 4745**  
Temporary Construction Easement

The South 20.00 feet of Lot 7, Block 15, EASTGATE HILLS EVERGREEN ADDITION, according to the plat thereof recorded in Volume 55, pages 49-51, in King County, Washington.

**SAVE AND EXCEPT** the North 15.00 feet of the South 20.00 feet of the East 25.00 feet of said Lot 7,

Containing 1,026 square feet.

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220710-0930

**Parcel 4748**  
**Permanent Sidewalk Easement**

That portion of Lot 4, Block 15, EASTGATE HILLS EVERGREEN ADDITION, according to the plat thereof recorded in Volume 55, pages 49-51, in King County, Washington, described as follows:

**Beginning** at the Southeast corner of Lot 4 as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof North 88°49'27" West 15.00 feet;

Thence leaving the south line of Lot 4 North 57°37'57" East 18.10 feet to a point in the east line thereof being North 1°39'06" East 10.00 feet from the Southeast corner thereof as measured along said east line;

Thence along said east line South 1°39'06" West 10.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 75 square feet.

01160row.doc  
220710-0915

**Parcel 4748**  
**Temporary Construction Easement**

The South 5.00 feet of Lot 4, Block 15, EASTGATE HILLS EVERGREEN ADDITION, according to the plat thereof recorded in Volume 55, pages 49-51, in King County, Washington.

SAVE AND EXCEPT that portion of Lot 4 described as follows:

**Beginning** at the Southeast corner of Lot 4 as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof North 88°49'27" West 15.00 feet;

Thence leaving the south line of Lot 4 North 57°37'57" East 18.10 feet to a point in the east line thereof being North 1°39'06" East 10.00 feet from the Southeast corner thereof as measured along said east line;

Thence along said east South 1°39'06" West 10.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 494 square feet.

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220710-0915

**Parcel 4756**  
**Fee Right of Way**

That portion of Lot 14, BEL-CREST II, according to the plat thereof recorded in Volume 99, pages 78-79, in King County, Washington, described as follows:

**Beginning** at the Southeast corner of Lot 14 as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof North 88°49'27" West 17.00 feet;

Thence leaving said south line perpendicular North 1°10'33" East 7.00 feet;

Thence parallel with said south line South 88°49'27" East 14.17 feet to the east line of Lot 14;

Thence along said east line South 20°48'23" East 7.55 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 109 square feet.

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064340-0140

**Parcel 4756**  
**Temporary Construction Easement**

That portion of Lot 14, BEL-CREST II, according to the plat thereof recorded in Volume 99, pages 78-79, in King County, Washington, described as follows:

**Commencing** at the Southeast corner of Lot 14 as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof North 88°49'27" West 17.00 feet to the **Point of Beginning**;

Thence continuing North 88°49'27" West 79.02 feet to the Southwest corner of Lot 14;

Thence along the west line thereof North 1°10'33" East 5.00 feet;

Thence leaving said west line and parallel with said south line South 88°49'27" East 74.02 feet;

Thence perpendicular North 1°10'33" East 7.00 feet;

Thence parallel with said south line South 88°49'27" East 17.16 feet to the east line of Lot 14;

Thence along said east line South 20°48'23" East 5.39 feet to a point being 7.00 feet northerly of, as measured at right angles to, the south line of Lot 14;

Thence leaving said east line and parallel with said south line North 88°49'27" West 14.17 feet;

Thence perpendicular South 1°10'33" West 7.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 496 square feet.

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064340-0140

**Parcel 4761**  
**Fee Right of Way**

That portion of the East half of the North half of Tract L, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 3, Township 24 North, Range 5 East of the Willamette Meridian in King County Washington as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the north line of said subdivision North 88°49'27" West 50.00 feet;

Thence leaving said north line and parallel with the east line of said subdivision South 1°35'54" West 30.00 feet to the intersection of the south margin of Southeast 16th Street with the west margin of 148th Avenue Southeast, and the **Point of Beginning**;

Thence along the said west margin and parallel with the east line of said subdivision South 1°35'54" West 25.00 feet;

Thence leaving said west margin perpendicular North 88°24'06" West 5.00 feet;

Thence North 37°16'00" West 31.87 feet to the south margin of Southeast 16th Street;

Thence along said south margin and parallel with the north line of said subdivision South 88°49'27" East 25.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 375 square feet.

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883890-0235

**Parcel 4761**  
**Permanent Utility Easement**

That portion of the East half of the North half of Tract L, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 3, Township 24 North, Range 5 East of the Willamette Meridian in King County Washington as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the north line of said subdivision North 88°49'27" West 50.00 feet;

Thence leaving said north line and parallel with the east line of said subdivision South 1°35'54" West 30.00 feet to the intersection of the south margin of Southeast 16th Street with the west margin of 148th Avenue Southeast;

Thence along said south margin and parallel with the north line of said subdivision North 88°49'27" West 274.31 feet to a point being 20.00 feet easterly of, as measured at right angles to, the west line of the East half of Tract L, and the **Point of Beginning**;

Thence leaving said south margin and parallel with said west line South 1°37'26" West 10.00 feet;

Thence parallel with said south margin North 88°49'27" West 20.00 feet to the west line of the East half of Tract L;

Thence along said west line North 1°37'26" East 10.00 feet to the south margin of Southeast 16th Street;

Thence along said south margin and parallel with the north line of said subdivision South 88°49'27" East 20.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 200 square feet.

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883890-0235

**Parcel 4761**  
**Temporary Construction Easement**

That portion of the East half of the North half of Tract L, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 3, Township 24 North, Range 5 East of the Willamette Meridian in King County Washington as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the north line of said subdivision North 88°49'27" West 50.00 feet;

Thence leaving said north line and parallel with the east line of said subdivision South 1°35'54" West 30.00 feet to the intersection of the south margin of Southeast 16th Street with the west margin of 148th Avenue Southeast;

Thence along the said west margin and parallel with the east line of said subdivision South 1°35'54" West 25.00 feet to the **Point of Beginning**;

Thence continuing South 1°35'54" West 5.00 feet;

Thence leaving said west margin perpendicular North 88°24'06" West 7.39 feet;

Thence North 37°16'00" West 31.85 feet to a point being 5.00 feet southerly of, as measured at right angles to, the south margin of Southeast 16th Street;

Thence parallel with said south margin North 88°49'27" West 241.93 feet;

Thence parallel with the west line of the East half of Tract L South 1°37'26" West 10.00 feet;

Thence parallel with said south margin North 88°49'27" West 25.00 feet to the west line of the East half of Tract L;

Thence along said west line North 1°37'26" East 5.00 feet to a point being 10.00 feet southerly of, as measured at right angles to, the south margin of Southeast 16th Street;

Thence parallel with said south margin South 88°49'27" East 20.00 feet;

Thence parallel with the west line of the East half of Tract L North 1°37'26" East 10.00 feet to the south margin of Southeast 16th Street;

Thence along said south margin and parallel with the north line of said subdivision South 88°49'27" East 249.31 feet;

Thence leaving said south margin South 37°16'00" East 31.87 feet;

Thence South 88°24'06" East 5.00 feet to the **Point of Beginning**, and there ending; all in King County, Washington.

Containing 1,581 square feet.

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883890-0235

**Parcel 4776**  
**Permanent Wall Easement**

That portion of Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the south margin of Southeast 16th Street with the easterly margin of 145th Place Southeast (originally established as 60.00 feet in width), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the original easterly margin of 145th Place Southeast South 22°14'50" East 150.00 feet;

Thence leaving said easterly margin perpendicular North 67°45'10" East 236.47 feet;

Thence North 22°13'36" West 123.22 feet to the south margin of Southeast 16th Street, and the **Point of Beginning**;

Thence along the south margin of Southeast 16th Street northeasterly with a curve, the center of which bears South 3°07'33" East 542.96 feet, through a central angle of 0°33'34", subtended by an arc length of 5.30 feet;

Thence leaving said south margin South 22°13'36" East 18.24 feet;

Thence perpendicular South 67°46'24" West 5.00 feet;

Thence North 22°13'36" West 20.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 96 square feet.

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883890-0271

**Parcel 4776**  
**Permanent Utility Easement**

That portion of Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the south margin of Southeast 16th Street with the easterly margin of 145th Place Southeast (originally established as 60.00 feet in width), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the original easterly margin of 145th Place Southeast South 22°14'50" East 150.00 feet;

Thence leaving said easterly margin perpendicular North 67°45'10" East 236.47 feet;

Thence North 22°13'36" West 123.22 feet to the south margin of Southeast 16th Street;

Thence along the south margin of Southeast 16th Street northeasterly with a curve, the center of which bears South 3°07'33" East 542.96 feet, through a central angle of 0°33'34", subtended by an arc length of 5.30 feet to the **Point of Beginning**;

Thence continuing along the south margin of Southeast 16th Street northeasterly with a curve, the center of which bears South 2°33'59" East 542.96 feet, through a central angle of 3°44'32", subtended by an arc length of 35.46 feet to a point of tangency;

Thence continuing along said south margin South 88°49'27" East 15.00 feet;

Thence leaving said south margin perpendicular South 1°10'33" West 10.00 feet;

Thence parallel with said south margin North 88°49'27" West 46.61 feet;

Thence North 22°13'36" West 9.63 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 474 square feet.

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883890-0271

**Parcel 4776**  
**Permanent Utility Easement**

That portion of Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the south margin of Southeast 16th Street with the easterly margin of 145th Place Southeast (originally established as 60.00 feet in width), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the original easterly margin of 145th Place Southeast South 22°14'50" East 150.00 feet;

Thence leaving said easterly margin perpendicular North 67°45'10" East 236.47 feet;

Thence North 22°13'36" West 123.22 feet to the south margin of Southeast 16th Street;

Thence along the south margin of Southeast 16th Street northeasterly with a curve, the center of which bears South 3°07'33" East 542.96 feet, through a central angle of 4°18'06", subtended by an arc length of 40.76 feet to a point of tangency;

Thence continuing along said south margin South 88°49'27" East 160.95 feet to the **Point of Beginning**;

Thence continuing along said south margin South 88°49'27" East 14.00 feet to the centerline of vacated 144th Avenue Southeast;

Thence along said centerline South 1°44'59" West 5.00 feet;

Thence leaving said centerline and parallel with the south margin of Southeast 16th Street North 88°49'27" West 14.00 feet;

Thence parallel with the centerline of vacated 144th Avenue Southeast North 1°44'59" East 5.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 70 square feet.

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883890-0271

**Parcel 4776**  
**Temporary Construction Easement**

That portion of Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the south margin of Southeast 16th Street with the easterly margin of 145th Place Southeast (originally established as 60.00 feet in width), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the original easterly margin of 145th Place Southeast South 22°14'50" East 150.00 feet;

Thence leaving said easterly margin perpendicular North 67°45'10" East 236.47 feet;

Thence North 22°13'36" West 123.22 feet to the south margin of Southeast 16th Street;

Thence along the south margin of Southeast 16th Street northeasterly with a curve, the center of which bears South 3°07'33" East 542.96 feet, through a central angle of 4°18'06", subtended by an arc length of 40.76 feet to a point of tangency;

Thence continuing along said south margin South 88°49'27" East 15.00 feet to the **Point of Beginning**;

Thence continuing along said south margin South 88°49'27" East 145.95 feet;

Thence parallel with the centerline of vacated 144th Avenue Southeast South 1°44'59" West 5.00 feet;

Thence parallel with the south margin of Southeast 16th Street South 88°49'27" East 14.00 feet to the centerline of vacated 144th Avenue Southeast;

Thence along said centerline South 1°44'59" West 15.00 feet;

Thence leaving said centerline and parallel with the south margin of Southeast 16th Street North 88°49'27" West 207.48 feet;

Thence North 22°13'36" West 0.13 feet;

Thence perpendicular North 67°46'24" East 5.00 feet;

Thence North 22°13'36" West 8.61 feet;

Thence South 88°49'27" East 46.61 feet;

Thence perpendicular North 1°10'33" East 10.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 3,578 square feet.

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**Parcel 4778**  
**Permanent Sidewalk Easement**

That portion of Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the south margin of Southeast 16th Street with the easterly margin of 145th Place Southeast (originally established as 60.00 feet in width), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the original easterly margin of 145th Place Southeast South  $22^{\circ}14'50''$  East 150.00 feet;

Thence leaving said easterly margin perpendicular North  $67^{\circ}45'10''$  East 12.00 feet to the present easterly right of way margin of 145th Place Southeast;

Thence along said easterly margin North  $22^{\circ}14'50''$  West 103.17 feet to a point of curvature of a 50.00 feet radius curve to the right,;

Thence northeasterly along said curve, through a central angle of  $60^{\circ}40'49''$ , subtended by an arc length of 52.95 feet to a point being 6.00 feet southerly of, as measured radially to, the south margin of Southeast 16th Street, and the **Point of Beginning**;

Thence continuing northeasterly along said curve through a central angle of  $29^{\circ}42'30''$ , subtended by an arc length of 25.93 feet to a point of compound curvature being in the south margin of Southeast 16th Street;

Thence continuing northeasterly along said south margin with a curve, the center of which bears South  $21^{\circ}51'31''$  East 542.96 feet, through a central angle of  $9^{\circ}14'18''$ , subtended by an arc length of 87.55 feet to a point being 150.00 feet easterly of, as measured along the south margin of Southeast 16th Street, from the **Point of Commencing**;

Thence leaving said south margin South  $1^{\circ}43'54''$  East 6.11 feet to a point being 6.00 feet southerly of, as measured radially to, the south margin of Southeast 16th Street;

Thence concentric with said south margin southwesterly along a curve, the center of which bears South  $12^{\circ}44'36''$  East 536.96 feet, through a central angle of  $11^{\circ}45'37''$ , subtended by an arc length of 110.21 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 620 square feet.

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**Parcel 4778**  
**Temporary Construction Easement**

That portion of Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the south margin of Southeast 16th Street with the easterly margin of 145th Place Southeast (originally established as 60.00 feet in width), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the original easterly margin of 145th Place Southeast South 22°14'50" East 150.00 feet;

Thence leaving said easterly margin perpendicular North 67°45'10" East 12.00 feet to the present easterly right of way margin of 145th Place Southeast;

Thence along said easterly margin North 22°14'50" West 103.17 feet to a point of curvature of a 50.00 feet radius curve to the right, and the **Point of Beginning**;

Thence northeasterly along said curve, through a central angle of 60°40'49", subtended by an arc length of 52.95 feet to a point being 6.00 feet southerly of, as measured radially to, the south margin of Southeast 16th Street;

Thence concentric with said south margin northeasterly along a curve, the center of which bears South 24°30'13" East 536.96 feet, through a central angle of 11°45'37", subtended by an arc length of 110.21 feet;

Thence South 1°43'54" East 15.29 feet to a point being 21.00 feet southerly of, as measured radially to, the south margin of Southeast 16th Street;

Thence concentric with said south margin southwesterly along a curve, the center of which bears South 13°03'50" East 521.96 feet, through a central angle of 1°40'01", subtended by an arc length of 15.19 feet;

Thence radially North 14°43'51" West 10.00 feet to a point being 11.00 feet southerly of, as measured radially to, the south margin of Southeast 16th Street;

Thence concentric with said south margin southwesterly along a curve, the center of which bears South 14°43'51" East 531.96 feet, through a central angle of 9°16'55", subtended by an arc length of 86.18 feet;

Thence South 10°51'13" West 46.27 feet;

Thence South 67°45'10" West 5.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 1,194 square feet.

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**Parcel 4778**  
**Temporary Construction Easement**

That portion of Tract T, UPPER & RENICK'S BELTLINE ADDITION TO SEATTLE, according to the plat thereof recorded in Volume 7, page 94, in King County, Washington, described as follows:

**Commencing** at the intersection of the south margin of Southeast 16th Street with the easterly margin of 145th Place Southeast (originally established as 60.00 feet in width), as located and shown on the Proposed Right of Way Plans of S.E. 16th Street, dated December 2003, on file with the City of Bellevue Survey Section;

Thence along the original easterly margin of 145th Place Southeast South  $22^{\circ}14'50''$  East 150.00 feet;

Thence leaving said easterly margin perpendicular North  $67^{\circ}45'10''$  East 12.00 feet to the present easterly right of way margin of 145th Place Southeast, and the **Point of Beginning**;

Thence along said easterly margin North  $22^{\circ}14'50''$  West 30.00 feet;

Thence leaving said easterly margin perpendicular North  $67^{\circ}45'10''$  East 10.00 feet;

Thence parallel with said easterly margin South  $22^{\circ}14'50''$  East 30.00 feet;

Thence perpendicular South  $67^{\circ}45'10''$  West 10.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 300 square feet.

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